



# Gillespie Field Development Council



**A Joint Powers Agreement Between the City of El Cajon and County of San Diego**  
*Airport Administration Building ♦ 1960 Joe Crosson Drive ♦ El Cajon, California 92020-1236 ♦ (619) 956-4800*

Rick Fordem  
*Chairman*

John Gibson  
*Councilman*

Cliff Leary  
*Vice Chairman*

Jerry Hollingsworth  
*Councilman*

Bob Parker  
*Councilman*

**DRAFT – SUBJECT TO GFDC  
APPROVAL MAY 18, 2004**

## **MINUTES OF April 20, 2004**

<b>MEMBERS PRESENT</b>	<b>STAFF PRESENT</b>
Rick Fordem	Peter Drinkwater
Cliff Leary	Lee Ann Lardy
John Gibson	Noreen Crane
Jerry Hollingsworth	Lidia Sosinsky
Robert Parker	Marlene Williams

### **1. ROLL CALL**

Chairman Rick Fordem called the meeting to order at 6:01 p.m. All Council members were present.

### **2. APPROVAL OF MINUTES**

Mr. Parker made a motion that the Minutes of March 16, 2004 be approved as submitted. Mr. Hollingsworth seconded the motion, which passed unanimously.

### **3. CHAIRMAN'S REPORT**

Mr. Fordem invited those who attended the April 15, 2005 Special GFDC Meeting and did not sign the Sign-In Sheet to do so at this meeting. He also asked those who wished to speak to fill out speaker cards and advised that the time is for three minutes.

4. AIRPORT DIRECTOR UPDATE

This item was taken out of order after the Airport Manager's Update) Mr. Drinkwater asked Ms. Lardy to give her report before he commented.

5. BUDGET RESOLUTION

Mr. Fordem read a draft of a Budget Resolution (See Attachment A) resolving that "due to the GFDC having been excluded from their fiduciary responsibilities with regard to all airport budget meetings, workshops, input, duties and responsibilities concerning expenditures for Gillespie Field in year 2003 and 2004, this Council shall not be held accountable or legally responsible with regards to the AEF Budget for Gillespie Field."

Mr. Parker said he agreed with Mr. Fordem. Mr. Hollingsworth commented that it is strange that Council has not heard why this happened. Mr. Gibson said a year has gone by since Council asked for projections. Mr. Leary added that Airports was given back \$500,000 on an approach that isn't going to work out; that the GFDC doesn't know what portion of that money should be available to spend at Gillespie Field and they are not going to have any chance to evaluate this until it is available to the general public. He indicated that he thinks this is totally against the Joint Powers Agreement (JPA). He supports the resolution 100 percent.

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Mr. Drinkwater said Airports is doing well and that budget news, when Airports staff can appropriately share it, should please the GFDC. He advised that the AEF repayment issue will close soon as we will have repayment schedule information in the near future.

Mr. Hollingsworth made a motion to approve the resolution. Mr. Leary seconded the motion, which passed unanimously.

Mr. Gibson made a second motion to further footnote the proposed budget as it goes forward to reiterate that we asked for an accounting last year and a specific repayment schedule by the Redevelopment Agency to AEF. Mr. Hollingsworth seconded the motion, which passed unanimously.

6. AIRPORT MANAGER UPDATE

Ms. Crane showed slides of the Runway 27/L Rehabilitation Project. Construction on the runway began last Tuesday. The runway was closed Monday and will remain closed until the end of the project, which is set for the end of May or beginning of June. Project Manager Bob Wadell from Wadell Engineering is on site.

We have had delays in the FAA Tower with commissioning the AWOS into service, said Ms. Crane. The contractor has scheduled with FAA to come down on April 27 to recheck equipment and train FAA employees.

7. REAL PROPERTY UPDATE

Ms. Lardy referred to the sign, which is now on the trolley corner lot advertising it is available for lease. This is also available on the website. County has not yet received any responses but staff remains optimistic.

The Request for Letters of Interest and Qualifications to develop the Weld Boulevard site has also been advertised. It has been on our website; it's been advertised in the San Diego Daily Transcript as well as an Orange County paper. The April 23 deadline is coming up and then the LOI/Qualifications will be evaluated. Ms. Lardy asked Council to nominate a member to sit on the evaluation committee. Mr. Gibson volunteered.

8. BOARD POLICY F-51

Last month Ms. Lardy brought to Council proposed revisions to Board Policy F-51 that were proposed by the Department of General Services. The Council was provided copies of the existing policy, the new policy and also the new policy with all the changes and the reasons behind the changes. These revisions are proposed as a result of a regularly scheduled review.

Mr. Hollingsworth made a motion that the Council recommends the Board of Supervisors accept F-51 as revised. Mr. Gibson seconded the motion, which passed unanimously.

9. PROPOSED NEW LEASE FOR CARPENTER SPECIAL PRODUCTS

Ms. Lidia Sosinsky, Real Property Agent, made a presentation for Carpenter Special Products Corporation's (CSPS) new industrial lease. CSPS, which provides the fabricated metal market with primary products ranging from small diameter stainless steel control rod claddings to large square zircaloy fuel channels, has occupied their premises since 1954. They have 123 permanent and 30 temporary employees.

Initial term of the new lease will be eight years, terminating April 30, 2012. In addition, CSPC will have six options to extend the term. Maximum term, including all options, is 55 years. Rent will be \$18,565.93, which is comparable to fair market rent for this area.

Ms. Sosinsky introduced Neal Nordstrom and Paul Tremblay of CSPC. Mr. Nordstrom, CSPC's general manager, said Carpenter has been in business in El Cajon for 115 years. They produce fabricated metal products for power generation, medical products and aerospace applications. Forty percent of their sales are export sales worldwide.

Mr. Parker made a motion that GFDC recommends that the Board of Supervisors approve the proposed new Lease with Carpenter Special Products Corporation, as recommended by staff. Mr. Gibson seconded the motion, which passed unanimously.

#### 10. DEVELOPMENT STANDARDS

Ms. Lardy said that, based on a letter from FAA's Tony Garcia, staff has revised County Airports' development standards and provided Council the opportunity to review them. Council has both Industrial and Aviation Standards. Ms. Lardy said for the industrial standards the only two changes to our previous standards are statements that there is no residential and that they have to abide by FAA Part 77 height requirements.

Mr. Gibson said he'd like the standards to be reviewed by the City of El Cajon Planning Department, especially the portions regarding the sign regulations, sizes of realtors' signs and landscaping so they are consistent. Ms. Crane said that from an operations point of view, the Airports' standards for signs and landscaping may be higher. Mr. Gibson also questioned residence restrictions in the industrial areas, unless the FAA is requiring them. Mr. Drinkwater said the relationship between the City and the Airport is important. He doesn't think our requirements should be contradictory in any way; they have to be complimentary and they shouldn't duplicate effort. Mr. Drinkwater thinks we can simplify this by running it by the Planning Department but we should not hold up the attachment to the Carpenter Technology lease.

Ms. Lardy said staff will compare to the City of El Cajon requirements and bring this back to the Council in June, but will use this version to move forward with the Carpenter Special Products lease.

#### 11. GILLESPIE INSTRUMENT APPROACH ALTERNATIVES

Bob Lindsay of the Gillespie Alternate Instrument Approach Committee provided an update on the committee's progress. Several outcomes of the briefing were requested of the Council: an agreement on the problem and criteria for a successful solution, an understanding of the alternatives, and further guidance for the committee. Mr. Lindsay compared distinguishing characteristics of three alternative approaches. In response to Mr. Fordem's question, he said he would choose the least expensive (the RNAV option) because it solved the problem, met the solution criteria, and is the standard supported by the FAA.

Since the use of the alternate approach would be limited, Council directed Mr. Lindsay to contact the FBO's and prime users including Del Mar Jet to determine what their support would be for an alternate approach. Mr. Lindsay will report back at the June meeting under the Old Business agenda item.

#### 12. OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO ADDRESS THE COUNCIL ON MATTERS NOT PREVIOUSLY DISCUSSED

- Richard Essery of Golden State Aviation said he thinks if we had a precision approach to 9/L there'd be people coming in low from the west and those houses would go crazy.

- Dan Hulen, Director of Flight Standards for Del Mar Jet said it was an interesting presentation on the approach to R/9. Probably 80% of Del Mar's flights originate and terminate during daytime hours. Based on the noise issues, expense involved and training, he thinks it is appropriate to poll other operators. He is not sure that Del Mar Jet, as a corporate jet operator would see a vast increase in business in flexibility offered to them for operating at night. Their main concern is safety and being good neighbors to the community. What they are doing internally is looking at the threshold reduction and glide slope and how their jets are going to handle that.

13. OLD BUSINESS

There were no Old Business items.

14. NEW BUSINESS

No New Business items were presented.

15. NEXT MEETING

The next meeting will be 6 p.m. Tuesday, May 18, 2004 in City Council Chambers, 200 E. Main Street, El Cajon.

The meeting adjourned at 7:46 p.m.